

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Levy Authority Summary

Local Government Name: IOWA FALLS
Local Government Number: 42G393

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
IOWA FALLS URBAN RENEWAL	42001	18
ELLSWORTH NEIBORHOOD DEVELOPMENT URA	42020	1

TIF Debt Outstanding: 4,304,525

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 682,871 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue:	1,369,814
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	1,369,814

Rebate Expenditures:	58,235
Non-Rebate Expenditures:	1,185,657
Returned to County Treasurer:	0
Total Expenditures:	1,243,892

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 808,793 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 2,251,840

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Urban Renewal Area Data Collection

Local Government Name: IOWA FALLS (42G393)
 Urban Renewal Area: IOWA FALLS URBAN RENEWAL
 UR Area Number: 42001

UR Area Creation Date: 01/1989

UR Area Purpose: See attached plan

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
IOWA FALLS CITY/IF SCH/ORIGINAL UR INCREMENT	420070	420071	20,454,905
IOWA FALLS CITY AG/IF SCH/ORIGINAL UR INCREMENT	420072	420073	0
IOWA FALLS CITY AG/IOWA FALLS SCH/A1 WALMART INCREMENT	420084	420085	0
IOWA FALLS CITY/IOWA FALLS SCH/A1 WALMART INCREMENT	420092	420093	0
IOWA FALLS CITY/IOWA FALLS SCH/A2 NE IOWA FALLS INCREMENT	420094	420095	0
IOWA FALLS CITY AG/IOWA FALLS SCH/A2 NE IOWA FALLS INCREMENT	420096	420097	0
IOWA FALLS CITY/IOWA FALLS SCH/A3 AMERICINN INCREMENT	420134	420135	0
IOWA FALLS CITY AG/IOWA FALLS SCH/A4 JENNINGS PARK INCREMENT	420136	420137	0
IOWA FALLS CITY/IOWA FALLS SCH/A8 ETHANOL PLANT INCREMENT	420154	420155	13,296,123
IOWA FALLS CITY/IOWA FALLS SCH/TIMES CITIZEN 2 INCREMENT	420160	420161	0
IOWA FALLS CITY/IOWA FALLS SCH/CARGILL INCREMENT	420162	420163	0
IOWA FALLS CITY/IOWA FALLS SCH/A9 UR INCREMENT	420170	420171	0
IOWA FALLS CITY AG/IOWA FALLS SCH/A9 UR INCREMENT	420172	420173	0
IOWA FALLS CITY/IF SCH/ H-P,LLC (HOG SLAT 2) INCREMENT	420192	420193	0
IOWA FALLS CITY THEISENS	420196	420197	1,896,453
IOWA FALLS A12	420198	420199	0
IOWA FALLS AG A12	420200	420201	0
METAL TECH	420202	420203	260,900

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,392,480	18,684,880	26,144,730	0	-3,704	47,218,386	0	47,218,386
Taxable	0	1,295,055	16,816,392	23,530,257	0	-3,704	41,638,000	0	41,638,000
Homestead Credits									17

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: **682,871** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 1,338,494
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 1,338,494

Rebate Expenditures: 58,235
 Non-Rebate Expenditures: 1,185,657
 Returned to County Treasurer: 0
Total Expenditures: 1,243,892

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: **777,473** **0** **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For IOWA FALLS URBAN RENEWAL

Cargill TIF Rebate

Description:	TIF Rebates to Cargill thru FY18
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	Yes

IFADC Dev Agreement

Description:	Funds to IFADC work within TIF FY20
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Legal Fees, Publication, Etc.

Description:	Legal and Publication Fees TIF
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Property Aquisition

Description:	Purchase Dilapidated Property
	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Classification:	
Physically Complete:	No
Payments Complete:	No

Wash Ave Bridge Rehab

Description:	Rehab Wash Ave Bridge
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

2014 GO Bond

Description:	Streetscape P/O 2006 ECP Bond
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Chamber Dev. Agreement

Description:	Funds to Chamber work w/in TIF FY20
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Downtown Incentives

Description:	Downtown Incentives
Classification:	Commercial - office properties
Physically Complete:	No

Payments Complete:	No
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South 65 Drainage Project

Description:	Storm Water drainage for business retention
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Crescent/Fremont/Manor

Description:	Road and utility repair
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Metal Tech TIF Rebate

Description:	TIF Rebates to Metal Tech thru FY23
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Georgetown Trail

Description:	Change trail to accommodate property owner
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

North/River/College/Siloam

Description:	Road Repair
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Spec Bldg Maintenance

Description:	Maintain the Spec Bldg
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	Yes

Streetscape

Description:	Reconstruct Downtown Streets
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

IFADC Spec Bldg

Description:	Spec Bldg
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

Iowa Falls Development Group

Description:	TIF Rebates to Iowa Falls Development thru 2029
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Cyd Hustle LLC

Description:	Brewery
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Nimrod Meats

Description:	Meat Locker
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

2019 GO Bond

Description:	Street/Sidewalk Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Spec Bldg Loan

Description:	Spec Bldg
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

Chem Nut Inc

Description:	Agriculture
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

Heritage Estates

Description:	Road and Utilities through development
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Albright Facade Project

Description:	Chamber Special Project
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For IOWA FALLS URBAN RENEWAL

Internal Loans

Debt/Obligation Type:	Internal Loans
Principal:	376,363
Interest:	0
Total:	376,363
Annual Appropriation?:	No
Date Incurred:	06/27/2011
FY of Last Payment:	2029

2014 GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,945,000
Interest:	131,560
Total:	2,076,560
Annual Appropriation?:	No
Date Incurred:	09/26/2014
FY of Last Payment:	2026

2017 Loan

Debt/Obligation Type:	Other Debt
Principal:	180,588
Interest:	20,871
Total:	201,459
Annual Appropriation?:	No
Date Incurred:	07/13/2017
FY of Last Payment:	2027

Metal Tech

Debt/Obligation Type:	Rebates
Principal:	8,235
Interest:	0
Total:	8,235
Annual Appropriation?:	No
Date Incurred:	05/16/2016
FY of Last Payment:	2025

S. Drainage Internal Loan

Debt/Obligation Type:	Internal Loans
Principal:	91,908
Interest:	0
Total:	91,908
Annual Appropriation?:	No
Date Incurred:	07/01/2017
FY of Last Payment:	2027

Iowa Falls Development Group

Debt/Obligation Type:	Rebates
Principal:	50,000
Interest:	0

Total:	50,000
Annual Appropriation?:	No
Date Incurred:	04/17/2017
FY of Last Payment:	2029

2019 GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,200,000
Interest:	300,000
Total:	1,500,000
Annual Appropriation?:	No
Date Incurred:	07/02/2019
FY of Last Payment:	2034

Non-Rebates For IOWA FALLS URBAN RENEWAL

TIF Expenditure Amount:	520,740
Tied To Debt:	2014 GO Bond
Tied To Project:	2014 GO Bond

TIF Expenditure Amount:	50,000
Tied To Debt:	Internal Loans
Tied To Project:	IFADC Dev Agreement

TIF Expenditure Amount:	138,771
Tied To Debt:	Internal Loans
Tied To Project:	Legal Fees, Publication, Etc.

TIF Expenditure Amount:	0
Tied To Debt:	Internal Loans
Tied To Project:	Property Aquisition

TIF Expenditure Amount:	0
Tied To Debt:	Internal Loans
Tied To Project:	Wash Ave Bridge Rehab

TIF Expenditure Amount:	22,531
Tied To Debt:	Internal Loans
Tied To Project:	Chamber Dev. Agreement

TIF Expenditure Amount:	0
Tied To Debt:	Internal Loans
Tied To Project:	Downtown Incentives

TIF Expenditure Amount:	91,908
Tied To Debt:	S. Drainage Internal Loan
Tied To Project:	South 65 Drainage Project

TIF Expenditure Amount:	35,243
Tied To Debt:	Internal Loans
Tied To Project:	Crescent/Fremont/Manor

TIF Expenditure Amount:	0
Tied To Debt:	Internal Loans
Tied To Project:	North/River/College/Siloam

TIF Expenditure Amount:	0
Tied To Debt:	Internal Loans
Tied To Project:	Georgetown Trail

TIF Expenditure Amount:	0
Tied To Debt:	Internal Loans
Tied To Project:	Spec Bldg Maintenance

TIF Expenditure Amount:	0
Tied To Debt:	Internal Loans
Tied To Project:	IFADC Spec Bldg

TIF Expenditure Amount:	0
Tied To Debt:	Internal Loans
Tied To Project:	Cyd Hustle LLC

TIF Expenditure Amount:	148,550
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Tied To Debt:	2019 GO Bond
Tied To Project:	2019 GO Bond
TIF Expenditure Amount:	0
Tied To Debt:	Internal Loans
Tied To Project:	Spec Bldg Loan
TIF Expenditure Amount:	2,914
Tied To Debt:	Internal Loans
Tied To Project:	Nimrod Meats
TIF Expenditure Amount:	175,000
Tied To Debt:	Internal Loans
Tied To Project:	Chem Nut Inc

Rebates For IOWA FALLS URBAN RENEWAL

1050 Brooks Rd

TIF Expenditure Amount:	8,235
Rebate Paid To:	Metal Tech
Tied To Debt:	Metal Tech
Tied To Project:	Metal Tech TIF Rebate
Projected Final FY of Rebate:	2025

3027 Autumn Leave, Green Bay, WI

TIF Expenditure Amount:	50,000
Rebate Paid To:	Iowa Falls Development Group
Tied To Debt:	Iowa Falls Development Group
Tied To Project:	Iowa Falls Development Group
Projected Final FY of Rebate:	2029

Jobs For IOWA FALLS URBAN RENEWAL

Project:	Metal Tech TIF Rebate
Company Name:	Metal Tech Industries, Inc.
Date Agreement Began:	05/16/2016
Date Agreement Ends:	06/01/2024
Number of Jobs Created or Retained:	13
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,000,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Cargill TIF Rebate
Company Name:	Cargill
Date Agreement Began:	06/17/2006
Date Agreement Ends:	06/28/2018
Number of Jobs Created or Retained:	11
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	34,000,000
Total Estimated Cost of Public Infrastructure:	0

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TIF Taxing District Data Collection

Local Government Name: IOWA FALLS (42G393)
 Urban Renewal Area: IOWA FALLS URBAN RENEWAL (42001)
 TIF Taxing District Name: IOWA FALLS CITY/IF SCH/ORIGINAL UR INCREMENT
 TIF Taxing District Inc. Number: 420071
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1990
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	01/1989

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,392,480	16,577,710	10,419,450	0	-3,704	29,385,936	0	29,385,936
Taxable	0	1,295,055	14,919,939	9,377,505	0	-3,704	25,588,795	0	25,588,795
Homestead Credits									17

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	8,934,735	20,454,905	20,454,905	0	0

FY 2023 TIF Revenue Received: 1,270,398

TIF Taxing District Data Collection

Local Government Name: IOWA FALLS (42G393)
 Urban Renewal Area: IOWA FALLS URBAN RENEWAL (42001)
 TIF Taxing District Name: IOWA FALLS CITY AG/IF SCH/ORIGINAL UR INCREMENT
 TIF Taxing District Inc. Number: 420073
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	496,690	0	0	0	0

FY 2023 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name:	IOWA FALLS (42G393)
Urban Renewal Area:	IOWA FALLS URBAN RENEWAL (42001)
TIF Taxing District Name:	IOWA FALLS CITY AG/IOWA FALLS SCH/A1 WALMART INCREMENT
TIF Taxing District Inc. Number:	420085
TIF Taxing District Base Year:	1989
FY TIF Revenue First Received:	1990
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	01/1990

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	30,245	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	IOWA FALLS (42G393)
Urban Renewal Area:	IOWA FALLS URBAN RENEWAL (42001)
TIF Taxing District Name:	IOWA FALLS CITY/IOWA FALLS SCH/A1 WALMART INCREMENT
TIF Taxing District Inc. Number:	420093
TIF Taxing District Base Year:	1989
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	10,940	0	0	0	0

FY 2023 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: IOWA FALLS (42G393)
 Urban Renewal Area: IOWA FALLS URBAN RENEWAL (42001)
 TIF Taxing District Name: IOWA FALLS CITY/IOWA FALLS SCH/A2 NE IOWA FALLS INCREMENT
 TIF Taxing District Inc. Number: 420095
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	01/1993

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	21,959,645	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: IOWA FALLS (42G393)
 Urban Renewal Area: IOWA FALLS URBAN RENEWAL (42001)
 TIF Taxing District Name: IOWA FALLS CITY AG/IOWA FALLS SCH/A2 NE IOWA FALLS INCREMENT
 TIF Taxing District Inc. Number: 420097
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	01/1993

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	327,645	0	0	0	0

FY 2023 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name:	IOWA FALLS (42G393)
Urban Renewal Area:	IOWA FALLS URBAN RENEWAL (42001)
TIF Taxing District Name:	IOWA FALLS CITY/IOWA FALLS SCH/A3 AMERICINN INCREMENT
TIF Taxing District Inc. Number:	420135
TIF Taxing District Base Year:	1998
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,317,802	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	IOWA FALLS (42G393)
Urban Renewal Area:	IOWA FALLS URBAN RENEWAL (42001)
TIF Taxing District Name:	IOWA FALLS CITY AG/IOWA FALLS SCH/A4 JENNINGS PARK INCREMENT
TIF Taxing District Inc. Number:	420137
TIF Taxing District Base Year:	1999
FY TIF Revenue First Received:	2000
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2020

	UR Designation
Slum	No
Blighted	No
Economic Development	01/2000

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	50,465	0	0	0	0

FY 2023 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: IOWA FALLS (42G393)
 Urban Renewal Area: IOWA FALLS URBAN RENEWAL (42001)
 TIF Taxing District Name: IOWA FALLS CITY/IOWA FALLS SCH/A8 ETHANOL PLANT INCREMENT
 TIF Taxing District Inc. Number: 420155
 TIF Taxing District Base Year: 2003
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2025

	UR Designation
Slum	No
Blighted	No
Economic Development	01/2005

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	14,773,470	0	0	14,773,470	0	14,773,470
Taxable	0	0	0	13,296,123	0	0	13,296,123	0	13,296,123
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	124,900	13,296,123	13,296,123	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: IOWA FALLS (42G393)
 Urban Renewal Area: IOWA FALLS URBAN RENEWAL (42001)
 TIF Taxing District Name: IOWA FALLS CITY/IOWA FALLS SCH/TIMES CITIZEN 2 INCREMENT
 TIF Taxing District Inc. Number: 420161
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1989
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	01/1989

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	4,640	0	0	0	0

FY 2023 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: IOWA FALLS (42G393)
 Urban Renewal Area: IOWA FALLS URBAN RENEWAL (42001)
 TIF Taxing District Name: IOWA FALLS CITY/IOWA FALLS SCH/CARGILL INCREMENT
 TIF Taxing District Inc. Number: 420163
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1989
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	01/1989

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	41,400	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: IOWA FALLS (42G393)
 Urban Renewal Area: IOWA FALLS URBAN RENEWAL (42001)
 TIF Taxing District Name: IOWA FALLS CITY/IOWA FALLS SCH/A9 UR INCREMENT
 TIF Taxing District Inc. Number: 420171
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2013
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	2,554,760	0	0	0	0

FY 2023 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name: IOWA FALLS (42G393)
 Urban Renewal Area: IOWA FALLS URBAN RENEWAL (42001)
 TIF Taxing District Name: IOWA FALLS CITY AG/IOWA FALLS SCH/A9 UR INCREMENT
 TIF Taxing District Inc. Number: 420173
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	3,760	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: IOWA FALLS (42G393)
 Urban Renewal Area: IOWA FALLS URBAN RENEWAL (42001)
 TIF Taxing District Name: IOWA FALLS CITY/IF SCH/ H-P,LLC (HOG SLAT 2) INCREMENT
 TIF Taxing District Inc. Number: 420193
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	236,040	0	0	0	0

FY 2023 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name: IOWA FALLS (42G393)
 Urban Renewal Area: IOWA FALLS URBAN RENEWAL (42001)
 TIF Taxing District Name: IOWA FALLS CITY THEISENS
 TIF Taxing District Inc. Number: 420197
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 0
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,107,170	0	0	0	2,107,170	0	2,107,170
Taxable	0	0	1,896,453	0	0	0	1,896,453	0	1,896,453
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	12,760	1,896,453	1,896,453	0	0

FY 2023 TIF Revenue Received: 59,861

TIF Taxing District Data Collection

Local Government Name: IOWA FALLS (42G393)
 Urban Renewal Area: IOWA FALLS URBAN RENEWAL (42001)
 TIF Taxing District Name: IOWA FALLS A12
 TIF Taxing District Inc. Number: 420199
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	26,265,230	0	0	0	0

FY 2023 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name: IOWA FALLS (42G393)
 Urban Renewal Area: IOWA FALLS URBAN RENEWAL (42001)
 TIF Taxing District Name: IOWA FALLS AG A12
 TIF Taxing District Inc. Number: 420201
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	39,750	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: IOWA FALLS (42G393)
 Urban Renewal Area: IOWA FALLS URBAN RENEWAL (42001)
 TIF Taxing District Name: METAL TECH
 TIF Taxing District Inc. Number: 420203
 TIF Taxing District Base Year: 2014
 FY TIF Revenue First Received: 0
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	951,810	0	0	951,810	0	951,810
Taxable	0	0	0	856,629	0	0	856,629	0	856,629
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	6,712	856,629	260,900	595,729	18,804

FY 2023 TIF Revenue Received: 8,235

◆ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Urban Renewal Area Data Collection

Local Government Name: IOWA FALLS (42G393)
 Urban Renewal Area: ELLSWORTH NEIBORHOOD DEVELOPMENT URA
 UR Area Number: 42020

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ELLSWORTH DEVELOPMENT INCREMENT	420212	420213	1,767,844

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,541,980	244,430	0	0	-3,704	3,782,706	0	3,782,706
Taxable	0	1,917,282	219,987	0	0	-3,704	2,133,565	0	2,133,565
Homestead Credits									2

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: **0** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 31,320
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 31,320

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: **31,320** **0** **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For ELLSWORTH NEIBORHOOD DEVELOPMENT URA

Ellsworth Neighborhood Development

Description:	Develop condos/apartments/other housing
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For ELLSWORTH NEIBORHOOD DEVELOPMENT URA**Internal Loans**

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/27/2011
FY of Last Payment:	2029

Non-Rebates For ELLSWORTH NEIBORHOOD DEVELOPMENT URA

TIF Expenditure Amount:	0
Tied To Debt:	Internal Loans
Tied To Project:	Ellsworth Neighborhood Development

TIF Taxing District Data Collection

Local Government Name:	IOWA FALLS (42G393)		
Urban Renewal Area:	ELLSWORTH NEIBORHOOD DEVELOPMENT URA (42020)		
TIF Taxing District Name:	ELLSWORTH DEVELOPMENT INCREMENT		
TIF Taxing District Inc. Number:	420213		
TIF Taxing District Base Year:	2015		
FY TIF Revenue First Received:	0		
Subject to a Statutory end date?	No		
		UR Designation	
		Slum	No
		Blighted	No
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,541,980	244,430	0	0	-3,704	3,782,706	0	3,782,706
Taxable	0	1,917,282	219,987	0	0	-3,704	2,133,565	0	2,133,565
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	386,600	2,133,565	1,767,844	365,721	11,544

FY 2023 TIF Revenue Received: 31,320